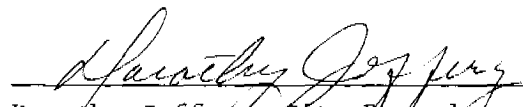would remain. The capital improvements needed more research. Prices set prior to the Public Hearing date and then presented to Planning/Zoning Commission to be amended into the subdivision ordinances at a later date.

Mayor Roper asked if there was any further business; there being none, Councilman Bennett moved to adjourn, seconded by Councilman Bird, and received the unanimous affirmative vote of all councilmen present.

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Leland J. Roper, Delta City Mayor

Dorothy Jeffery
Dorothy Jeffery, City Recorder

MINUTES OF A REGULAR COUNCIL MEETING HELD MONDAY, FEBRUARY 11, 1980

Minutes of a Regular Council meeting held Monday, February 11, 1980, at the Delta City Offices at 7:00 p.m.

PRESENT:

Leland J. Roper	Mayor and presiding
Cecil Losee	Councilman
Thomas Callister	Councilman
Willis Morrison	Councilman
Don Bird	Councilman

ABSENT:

Warren Peterson	City Attorney
Max Bennett	Councilman

OTHERS PRESENT:

Neil Forster	City Superintendent
Dorothy Jeffery	City Recorder
Thorpe Waddingham	City Attorney
Jack Grayson	Contractor
Don Dafoe	Chairman of Planning/Zoning
Harvey Rowlette	City Resident
John Call	Call Engineers
Harding Russell	Engineer
Robert Pendray	Pendray Construction
Jim Pendray	Pendray Construction
Ed Gifford	
Bill Judd	
Roger Dudley	
Tom Schembri	Wagon Wheel Lounge
Jim Robson	Curley's Lounge
Gary Bunker	Bunker and Sons
Robert Harris	City Resident
Bryce Church	5th Ward Scouts
Shim Callister	5th Ward Scouts
Gary Callister	5th Ward Scouts

Mayor Roper, being present in person, called the meeting to order at 7:00 p.m.. Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a regularly called meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided the Millard County Chronicle and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

Minutes of a regular meeting held Monday, February 4, 1980, were read and approved upon a motion by Councilman Bird, seconded by Councilman Morrison and received the unanimous affirmative vote of all councilmen present.

Mayor Roper told council Mr. Jack Grayson was at the meeting to discuss with council some possible off-street parking for his proposed theatres and office building at 295 West Main Street. Mr. Grayson explained he had the approval of Mr. Art Jeffery to use his parking lot behind the Quality Hardware each night after 6:00 p.m., also Utah Power and Light Company has agreed to allow parking on their property behind the Rancher Cafe by the Post Office.

Parking on property owned by Dr. David Henrie, D. Stevens, First Security Bank, and Valley Bank and Trust has been discussed, but there has not been a firm commitment from any of them to date.

After a general discussion of the council on off-street parking, Mayor Roper asked Mr. Grayson if he was ready for a building permit. Mr. Grayson stated he had to have the building permit before he could get his loan completed and receive the money.

After further discussion of the matter with council, City Superintendent Neil Forster and Planning/Zoning Chairman, Don Dafoe, Councilman Bird made a motion to grant a building permit for the theatres and office building at 295 West Main Street to Mr. Jack Grayson with the understanding he does provide ample off-street parking; motion seconded by Councilman Callister, and received the unanimous affirmative vote of all councilmen present.

John Call gave a presentation of Call Engineering's qualifications to do the engineering work needed by Delta City. Mr. Call also stated he would not work for anyone in the area while working for Delta City if hired.

Mayor Roper read the following letter from the Planning and Zoning Commission to the Council:

The Planning and Zoning Committee recommends that 4th North beginning at 350 East east to 600 East be closed and vacated, contingent upon approval of the Preliminary Plat of Pendray Estates. This recommendation being based upon the fact that 4th North to the West is closed from 350 East to 1st West and also in the event that if extended East, it would be obstructed by residential units already in existence.

We also recommend that if vacated, those parties involved be requested to line the drain and backfill it.

Planning and Zoning Committee recommends that Delta City Council approve the preliminary Plat of Pendray Estates pending compliance with the Ordinances of Delta City.

The Committee also recommends approval by City Council of the proposed Final Plat A of Pendray Estates subject to elimination of that portion now designated at Lot #17.

Sincerely,

Don Dafoe
Chairman, Planning/Zoning Committee

Mr. Robert Pendray stated they had not agreed to line or fill the drain as mentioned in the Planning and Zoning letter; however, they would like to drain the run-off water from both their commercial and resident into the drain for the present.

Mayor Roper said if 4th North is vacated the street that will take the place of 4th North should be dedicated at the same time.

Councilman Callister asked Pendrays if the street improvements would be made on the new street now or at a later date. Bob Pendray replied "at a later date."

Jim Pendray said, "It is our understanding that as we develop the new street we will improve the street at that time."

Mayor Roper told Pendrays the city must have a 60-foot street for replacement of 4th North as an access street to the North.

Jim Pendray stated, "We recommend the city vacate 4th North and we propose a 60-foot street to replace 4th North and will improve the new street, trade-in cost will be between Pendrays and Robert Harris.

Robert Harris informed Pendrays that the drain must remain in use and would have to have clean-outs put in if the drain were to be covered.

After a lengthy discussion, it was the decision of the council that Robert
Harris and Pendrays work out the problem of the drain with the drainage company.

Jim Pendray requested council's approval of Pendray's proposed Preliminary Plat
for the Pendray Estates subject to the review of the vacating of 4th North and
the decision of the drainage company on the drain.

After a general discussion, Councilman Callister made a motion to accept the
"Preliminary Plat" of the Pendray Estates pending a complete review of the
vacating of 4th North, motion seconded by Councilman Morrison, voting was as follows:

Councilman Bird	Nay
Councilman Morrison	Nay
Councilman Callister	Yea
Councilman Losee	Yea
Mayor Leland J. Roper	Yea

After some discussion, it was agreed by Pendrays to work out a satisfactory
solution on their proposed lift station for their subdivision.

Jim Pendray requested council approval of 11 lots of Plat A. of the Pendray
Subdivision.

Mayor Roper stated there could be some problems with the RR1 Zone where the
subdivision is proposed.

Bob Pendray said, "We will have very strict subdivision rules that will take care
of this problem. The restrictive covenant in our subdivision will over ride the
Zoning Ordinance."

Attorney Waddingham told council that if the covenant was recorded with the county
recorder they will overrise the Zoning Ordinance.

After further discussion of the proposed Plat A of the Pendray Subdivision, Council-
man Willis Morrison moved to approve the Plat A of Pendray Subdivision, motion
seconded by Councilman Losee, voting was as follows:

Councilman Losee	Yea
Councilman Morrison	Yea
Councilman Bird	Yea
Councilman Callister	Yea

Roger Dudley explained the "Utility Master Plan Study" prepared by K.A.I., followed
by a general discussion of the lift station proposed by Pendrays.

Bob Pendray stated, "We realize we have some homes that will not be able to have a
full basement in the subdivision, but our house plans can be arranged to work around
this problem."

Roger Dudley suggested the city request K.A.I. review the plans they have presented
on the lift station.

Mayor Roper stated, "We have basically given you the approval of Plat A of your
subdivision."

Bob Pendray said, "Our people were going to start work on our lift station Friday,
February 15; we don't want any problems or feelings if you want us to delay the
work for one week, we will."

Council agreed they could start work.

Mayor Roper reminded the council of the Public Hearing to be held Tuesday, February
19th; also, that the City Council meeting would be Tuesday because of the holiday
on Monday.

Mayor Roper explained to council there were some questions on the business license
fee to be charged to the Wagon Wheel Lounge and Curley's Lounge.

Jim Robson told council the charge on the game machines was higher than any other
city in the State. $10.00 is the highest fee charged in any other city.

It was suggested a fee of $25.00 for the first pool table and $5.00 for each
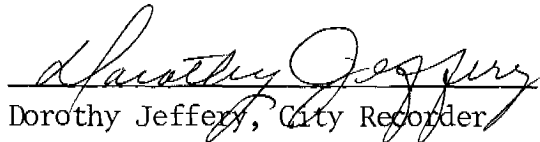additional pool table would be a more realistic fee.

After a general discussion, it was the decision of the council to research the matter and make the necessary amendments at a later date.

Mayor Roper explained to council the necessity of "Impact Fees" for Delta City. There was a general discussion of the charges and collection of the fees.

Mayor Roper asked if there was any further business; there being none, a motion to adjourn was made by Councilman Morrison, seconded by Councilman Losee; meeting adjourned at 11:55 p.m..

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Leland J. Roper, Mayor

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Dorothy Jeffery, City Recorder

MINUTES OF A PUBLIC HEARING TUESDAY, FEBRUARY 19, 1980

Minutes of a Public Hearing held Tuesday, February 19, 1980, at the Delta City Offices at 7:00 p.m.

PRESENT:

Leland J. Roper	Mayor and presiding
Max Bennett	Councilman
Don Bird	Councilman
Willis Morrison	Councilman
Cecil Losee	Councilman

ABSENT:

Thomas Callister	Councilman

OTHERS PRESENT:

Neil Forster	City Superintendent
Dorothy Jeffery	City Recorder
Warren Peterson	City Attorney
Lyle Bunker	Bunker & Sons Contractors
Gayle Bunker	Bunker & Sons Contractors
Gary Bunker	Bunker & Sons Contractors
Russell Greathouse	County Resident
Max Shaw	County Planner
Ron Johnson	Valley Engineering, Inc.
Dave Church	Planning/Zoning Committee
Don Dafoe	Planning/Zoning Committee
Jim Pendray	Pendray Construction
Bob Pendray	Pendray Construction
Eric DeHaan	Bush & Gudgell Engineers
Carl Dee Bennett	Bennett and Knight Construction
Clinton Tolbert	City Resident
Ed Gifford	Dudley and Associates
Rex Stanworth	IPP
Carl Haase	IPP

Mayor Roper being present called the meeting to order at 7:00 p.m.
Dorothy Jeffery being present acted as secretary.

The Mayor stated that the meeting was a public hearing and that notice of the time, place, and agenda had been provided the weekly newspaper and the local radio station three weeks or 21 days before to each of them.

Mayor Roper explained the Public Hearing was held to receive citizen input on the proposed Delta City Subdivision Ordinances; the Mayor then stated there would be no decisions made at the meeting. He then opened the meeting for comments from the public.